

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FABYAN ST, ARLINGTON

OWNERSHIP

Owner 1:	MELBY ELIZABETH		
Owner 2:	BAILEY ADAM		
Owner 3:			
Street 1:	16 FABYAN ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	WHITNEY JEANNE T ETAL/TRUSTEES -		
Owner 2:	JEANNE T WHITNEY REVOCABLE -		
Street 1:	C/O JANET DESHLER		
Twn/City:	PEPPERELL		
St/Prov:	MA	Cntry	
Postal:	01463		

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1713 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	226,500		388,500	615,000
Total Card	0.103	226,500		388,500	615,000
Total Parcel	0.103	226,500		388,500	615,000
Source: Market Adj Cost	Total Value per SQ unit /Card:			359.02	/Parcel: 359.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,500	0	4,500.	388,500	615,000		Year end	12/23/2021
2021	101	FV	218,600	0	4,500.	388,500	607,100		Year End Roll	12/10/2020
2020	101	FV	218,700	0	4,500.	388,500	607,200	607,200	Year End Roll	12/18/2019
2019	101	FV	196,800	0	4,500.	394,100	590,900	590,900	Year End Roll	1/3/2019
2018	101	FV	196,800	0	4,500.	294,100	490,900	490,900	Year End Roll	12/20/2017
2017	101	FV	196,800	0	4,500.	266,400	463,200	463,200	Year End Roll	1/3/2017
2016	101	FV	196,800	0	4,500.	255,300	452,100	452,100	Year End	1/4/2016
2015	101	FV	184,300	0	4,500.	216,500	400,800	400,800	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
10/29/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	336	PATRIOT
3/13/2000	Inspected	276	PATRIOT
2/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Total AC/HA: 0.10331	Total SF/SM: 4500	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 388,499	Spl Credit	Total: 388,500
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